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# 1709 N Williams Street

Request: B-2 WVRS to G-MS-3

Date: 1/14/2025

Presenter: Fritz Clauson, AICP

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation





# Request: B-2 WVRS to G-MS-3



- Property:
  - 9,380 sf
  - Two-story commercial building
- Rezone from B-2 WVRS to G-MS-3
- Requesting rezoning to redevelop property in alignment with surrounding zoning.



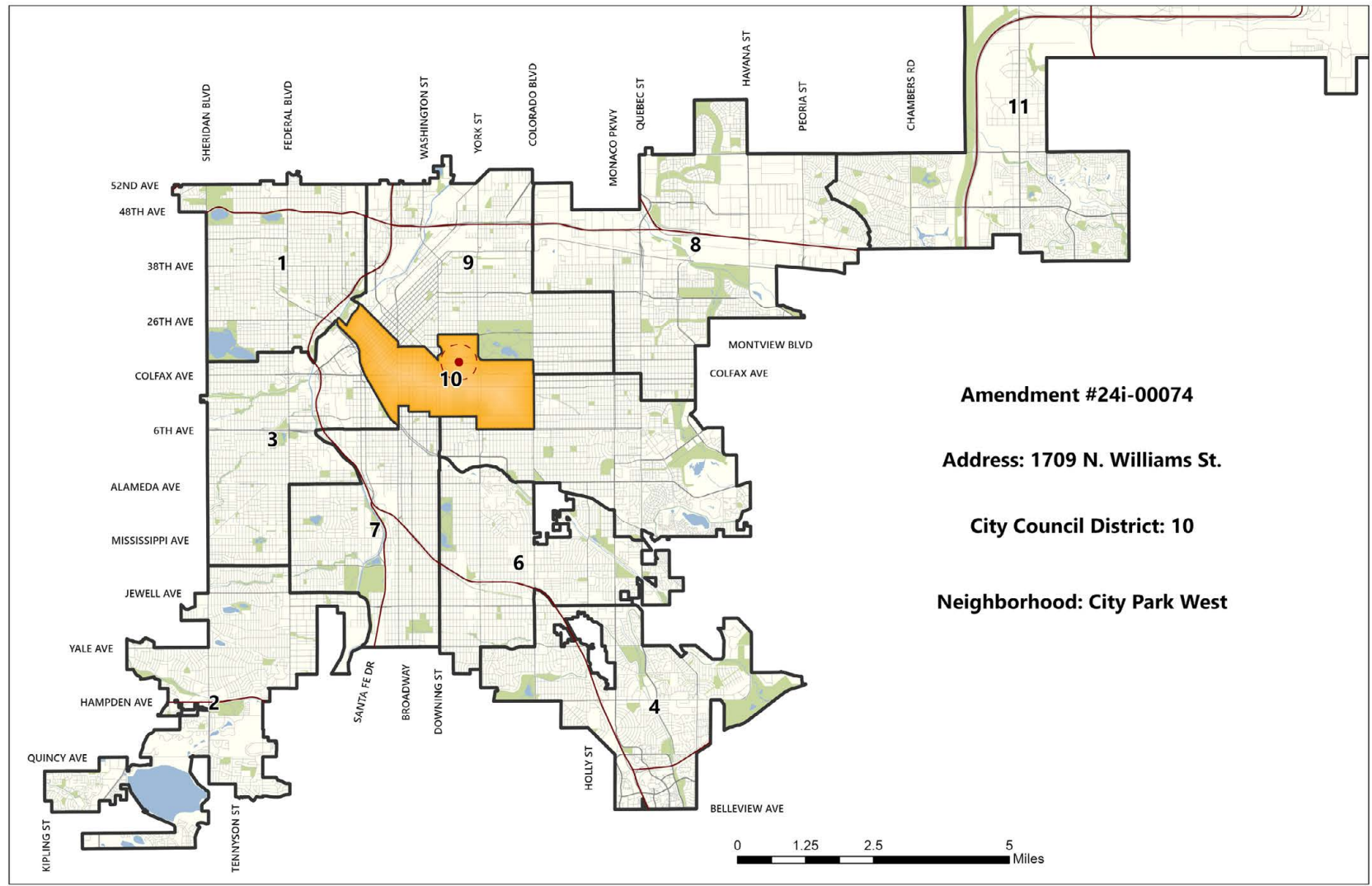
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# Location

Council District 10  
Council Member:  
Chris Hinds

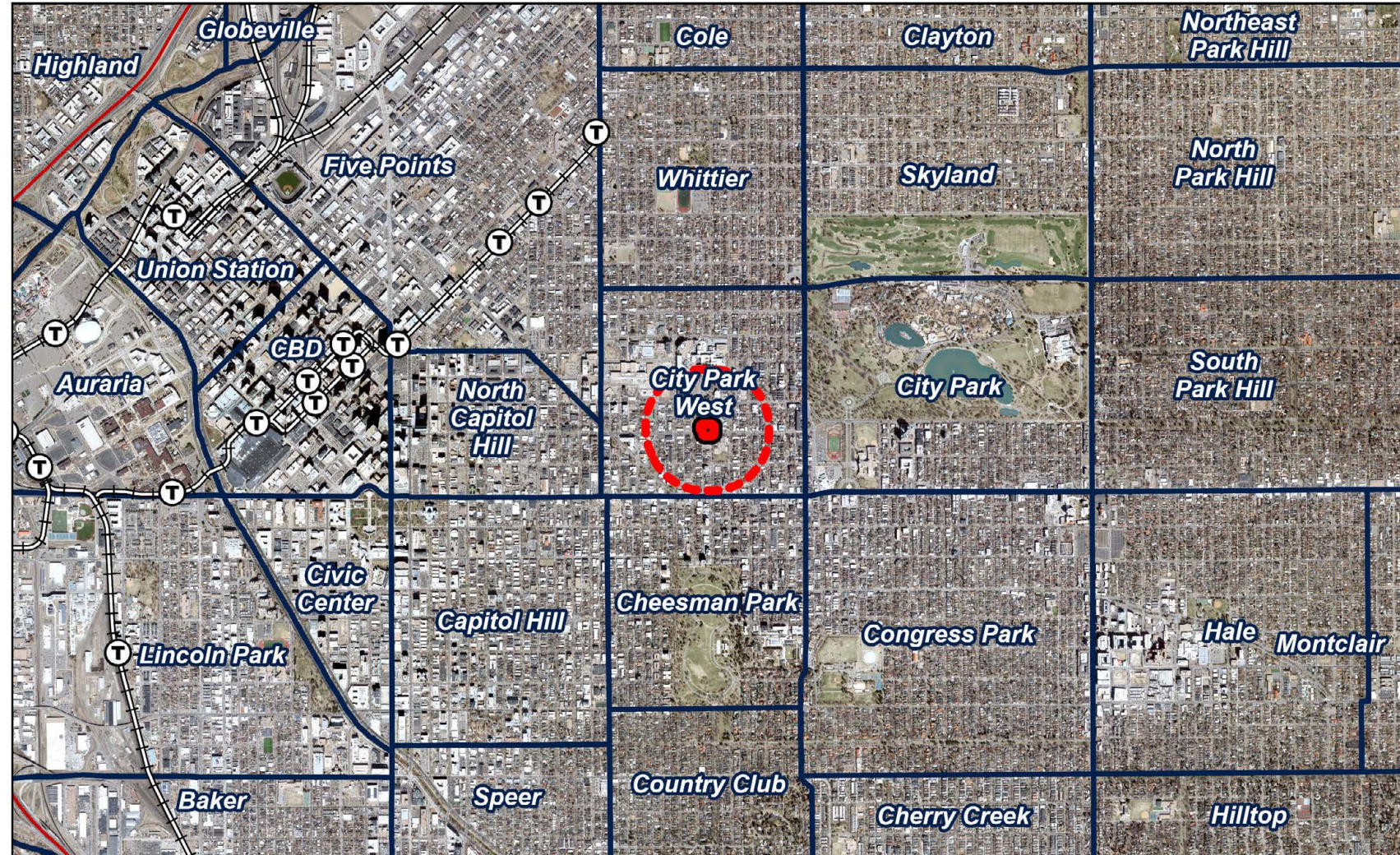


**Amendment #24i-00074**  
**Address: 1709 N. Williams St.**  
**City Council District: 10**  
**Neighborhood: City Park West**



# Location

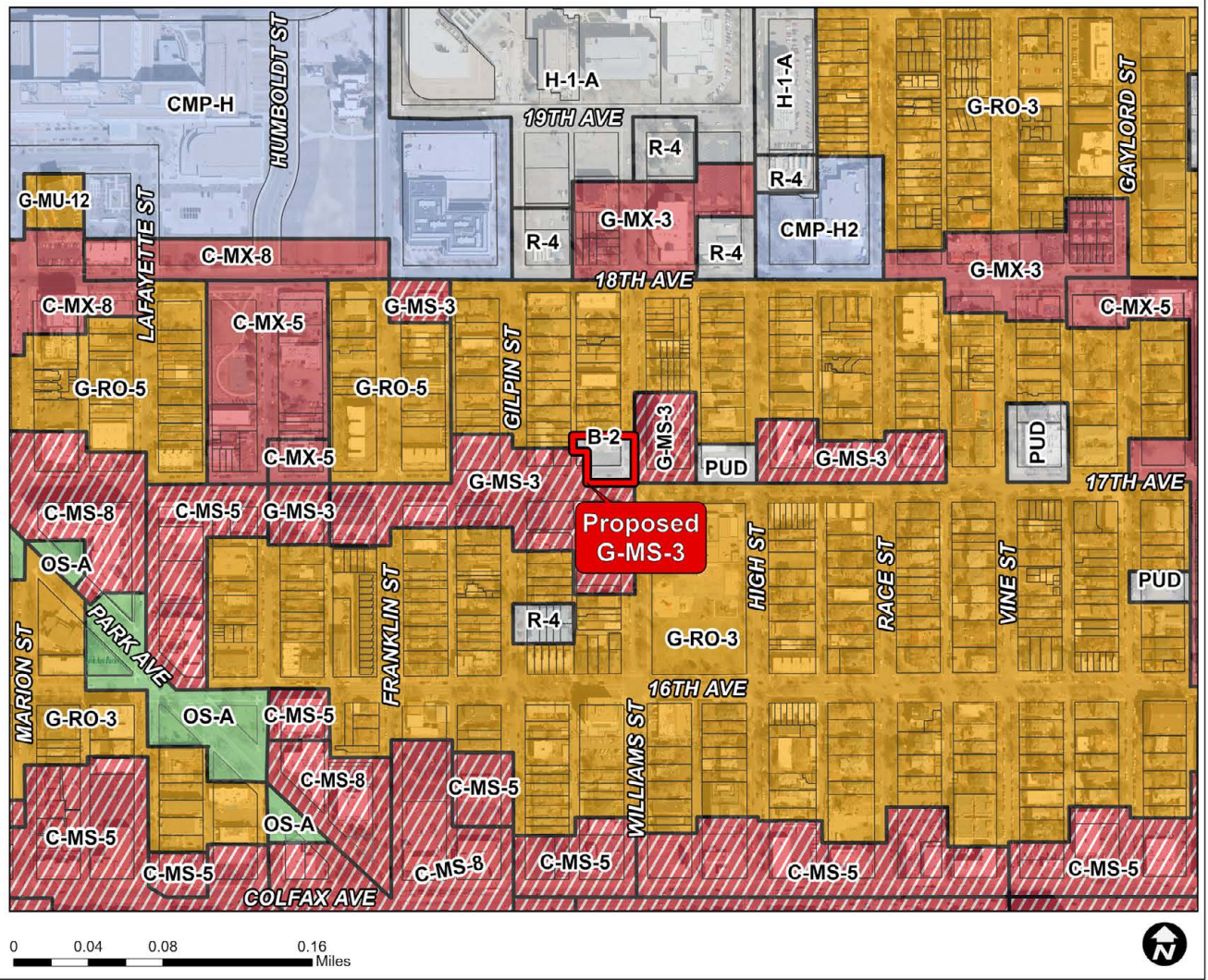
Statistical  
Neighborhood:  
**City Park West**





# Existing Zoning – B-2 WVRS

- Existing Zoning**
- Two Unit (TU)
  - Multi Unit (MU, RH, RO)
  - Mixed Use (MX, M-GMX)
  - Main Street (MS)
  - Campus (EI, EI2, ENT, H, H2, NWC)
  - Open Space - Public Parks (OS-A)
  - Former Chapter 59 Zone



- B-2 WVRS (with waivers)

Proximity to:

- G-MS-3
- G-RO-3
- G-RO-5
- PUD 439



# Existing Context – Land Use

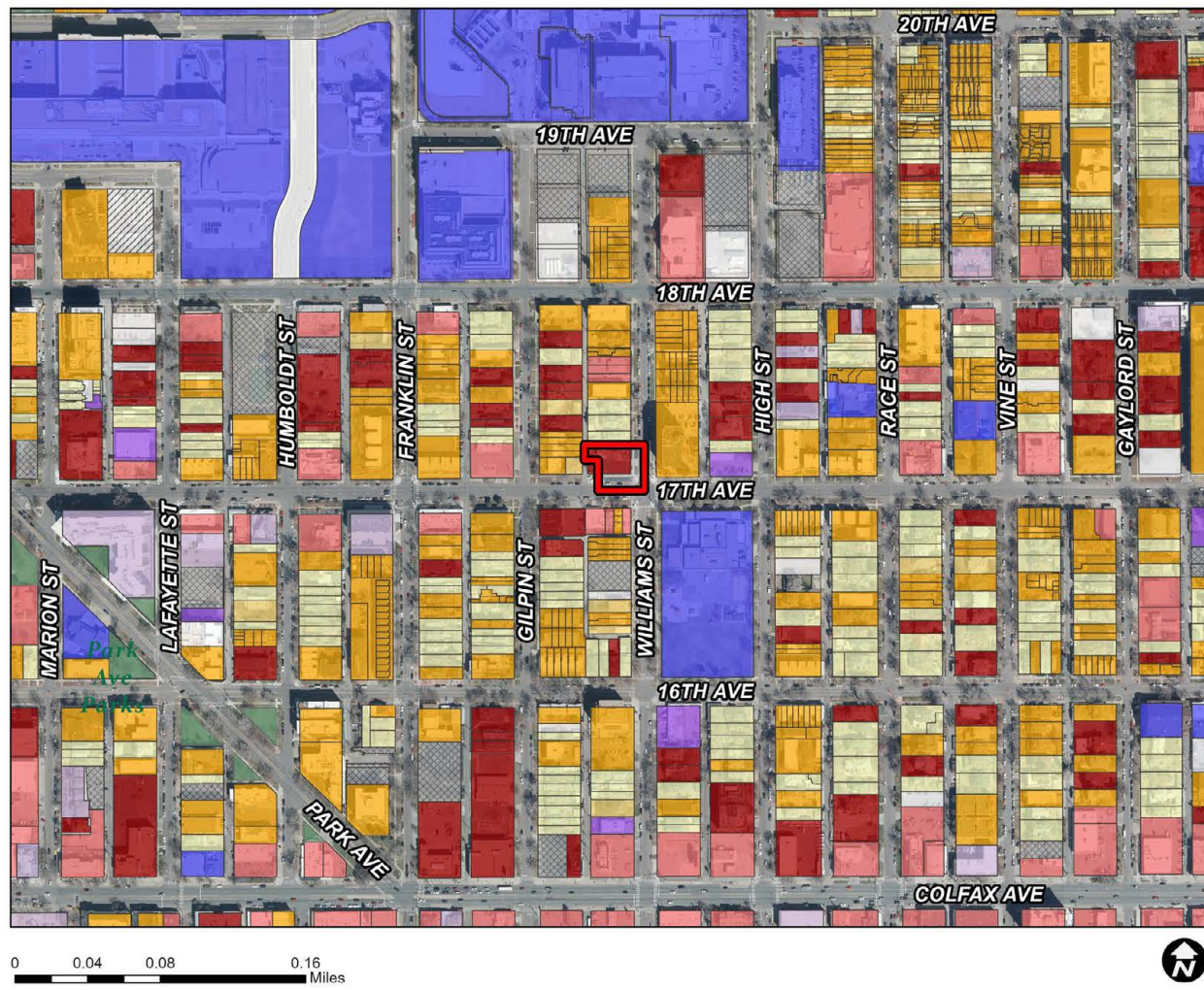
## Office

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Industrial
- Commercial

### Existing Land Use

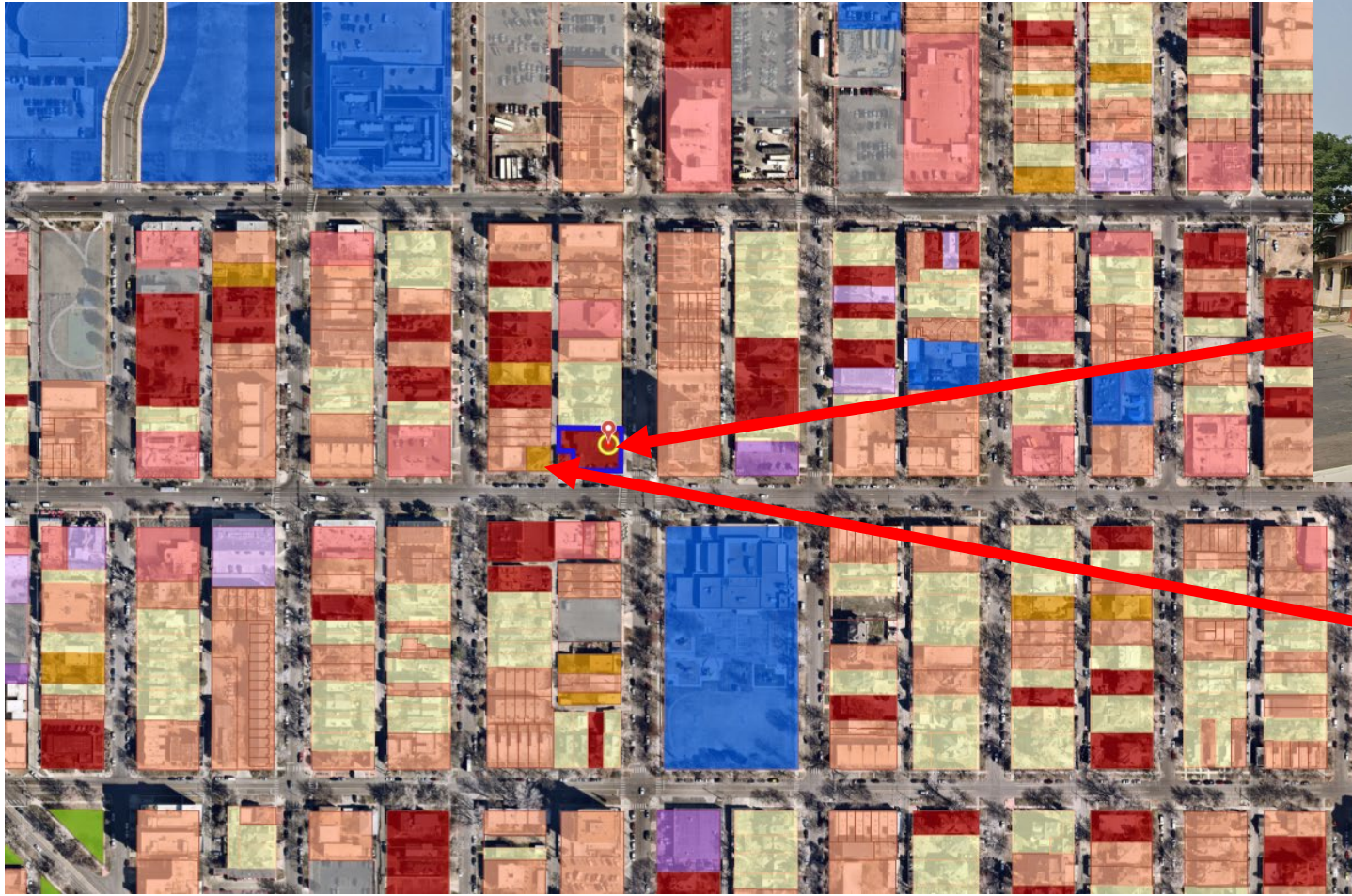
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Other/Unknown
- Vacant



 Proposed Zone Amendment



# Existing Context – Building Form/Scale





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# Process

- Informational Notice: 8/6/2024
- Planning Board Notice: 10/22/2024
- Planning Board Public Hearing: 12/18/2024  
(originally 11/6/2024, continued at applicant request to allow for mediation, approved unanimously)
- **LUTI Committee: 1/14/2025**
- City Council Public Hearing: 2/24/2025

# Public Comments

- Comment letter from City Park West Registered Neighborhood Organization
- Memorandum of Understanding between applicant, adjacent property owner, and City Park West RNO agreed to on 11/25
- 8 comments in support and 22 comments in opposition from neighbors and other stakeholders
  - Comments in support expressed anticipation for new residential opportunities in the neighborhood
  - Comments in opposition expressed concern regarding demolition of a unique structure/commercial space, and impacts on area businesses



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# Denver Zoning Code Map Amendment Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

See *DZC 12.4.10.7, 12.4.10.8*



# Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *East Central Area Plan (2020)*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

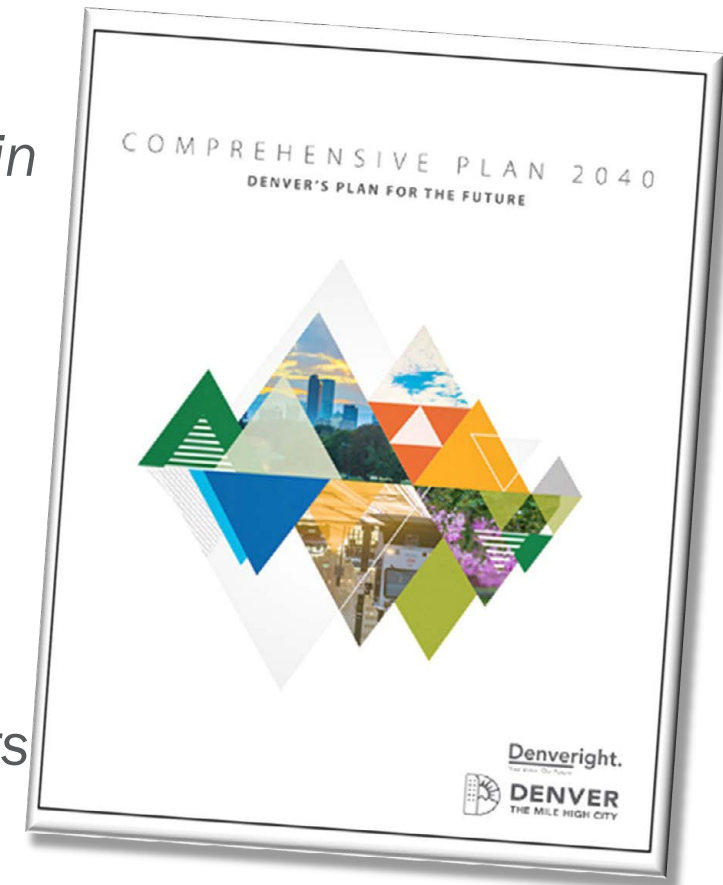
## 4. Justifying Circumstances

## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*





# Blueprint Denver

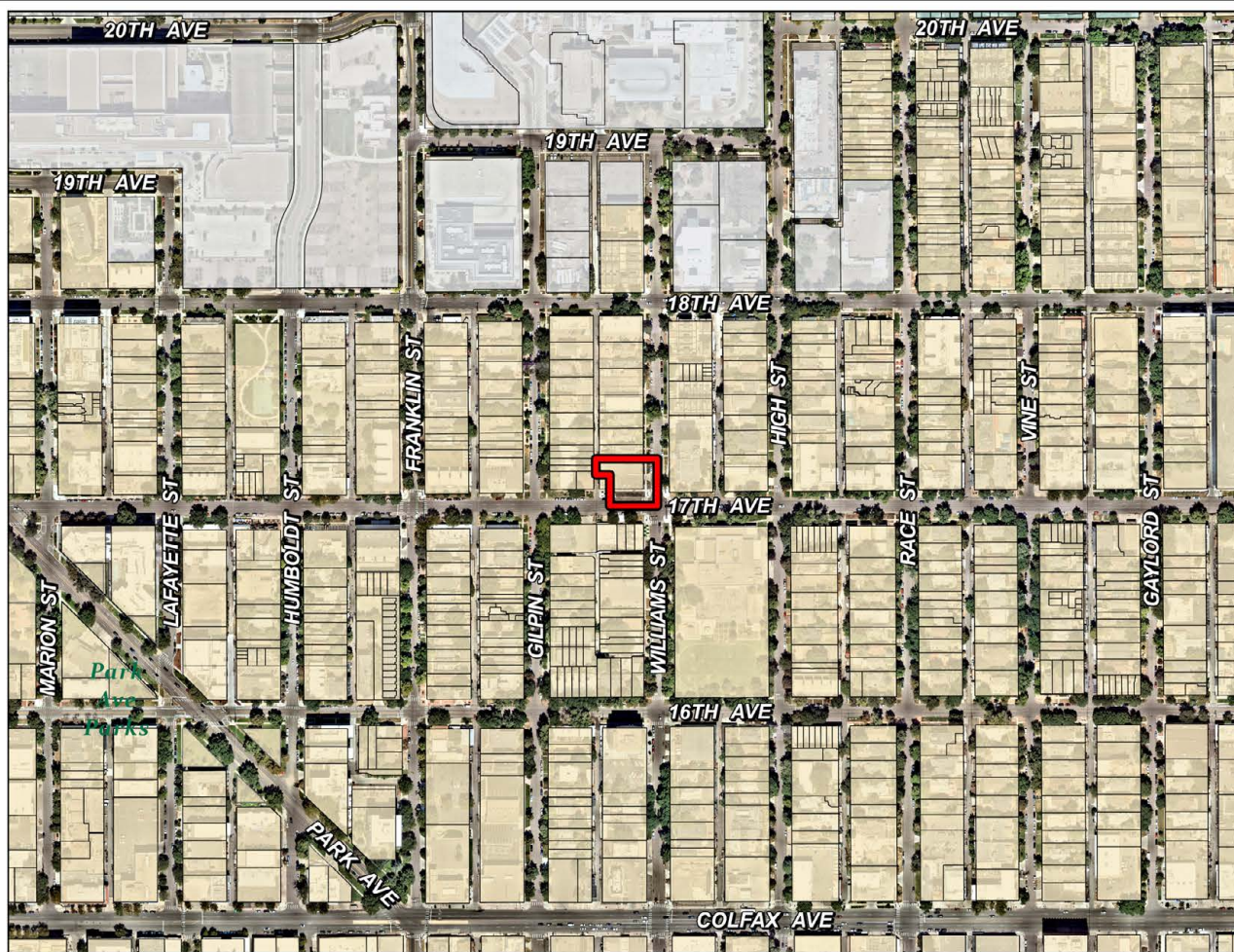
## General Urban

Predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street.

### Blueprint Denver

Future Neighborhood Context

- URBAN
- GENERAL URBAN
- SPECIAL DISTRICT



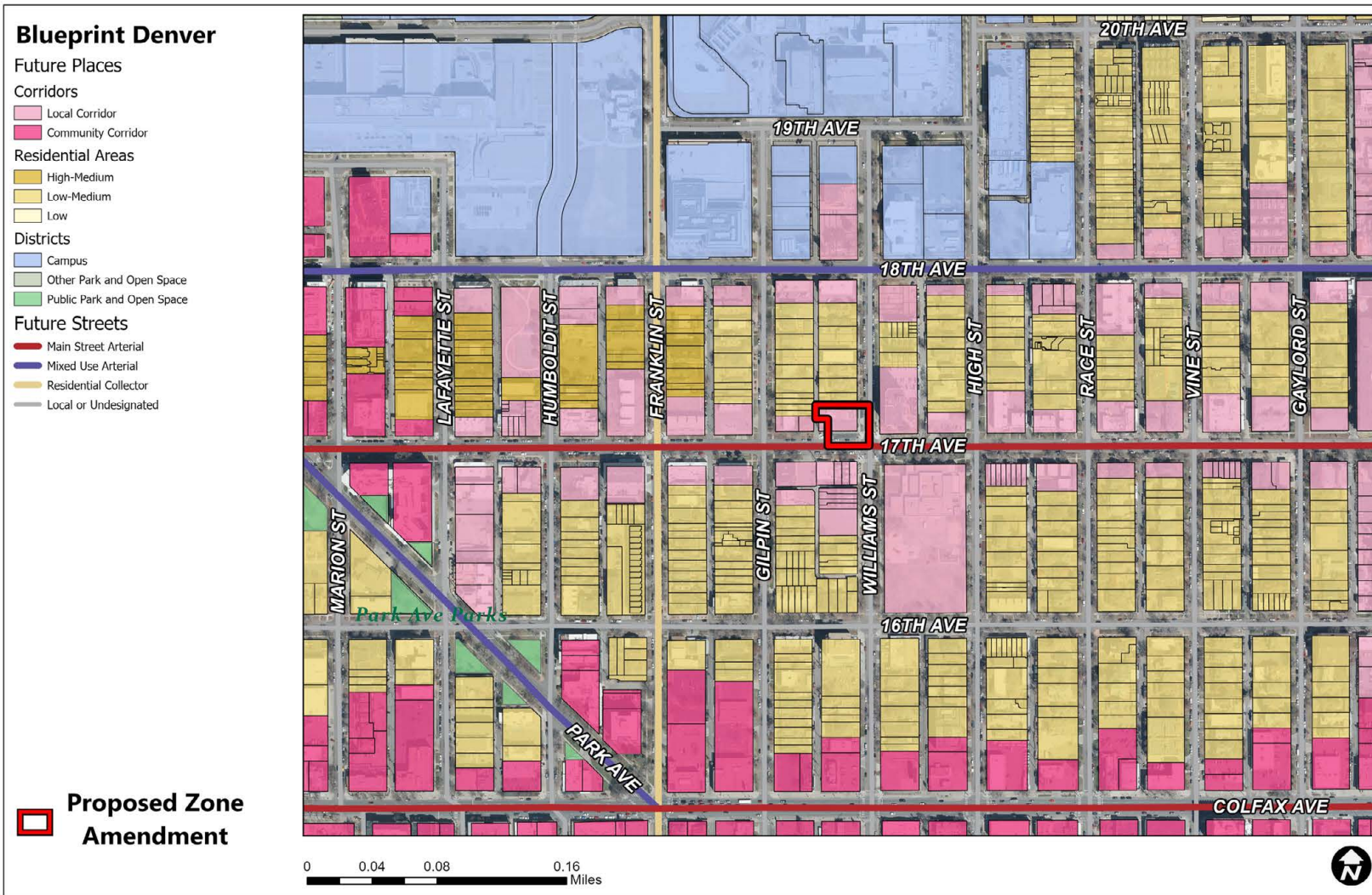
 Proposed Zone Amendment

0 0.04 0.08 0.16 Miles





# Blueprint Denver



## Local Corridor

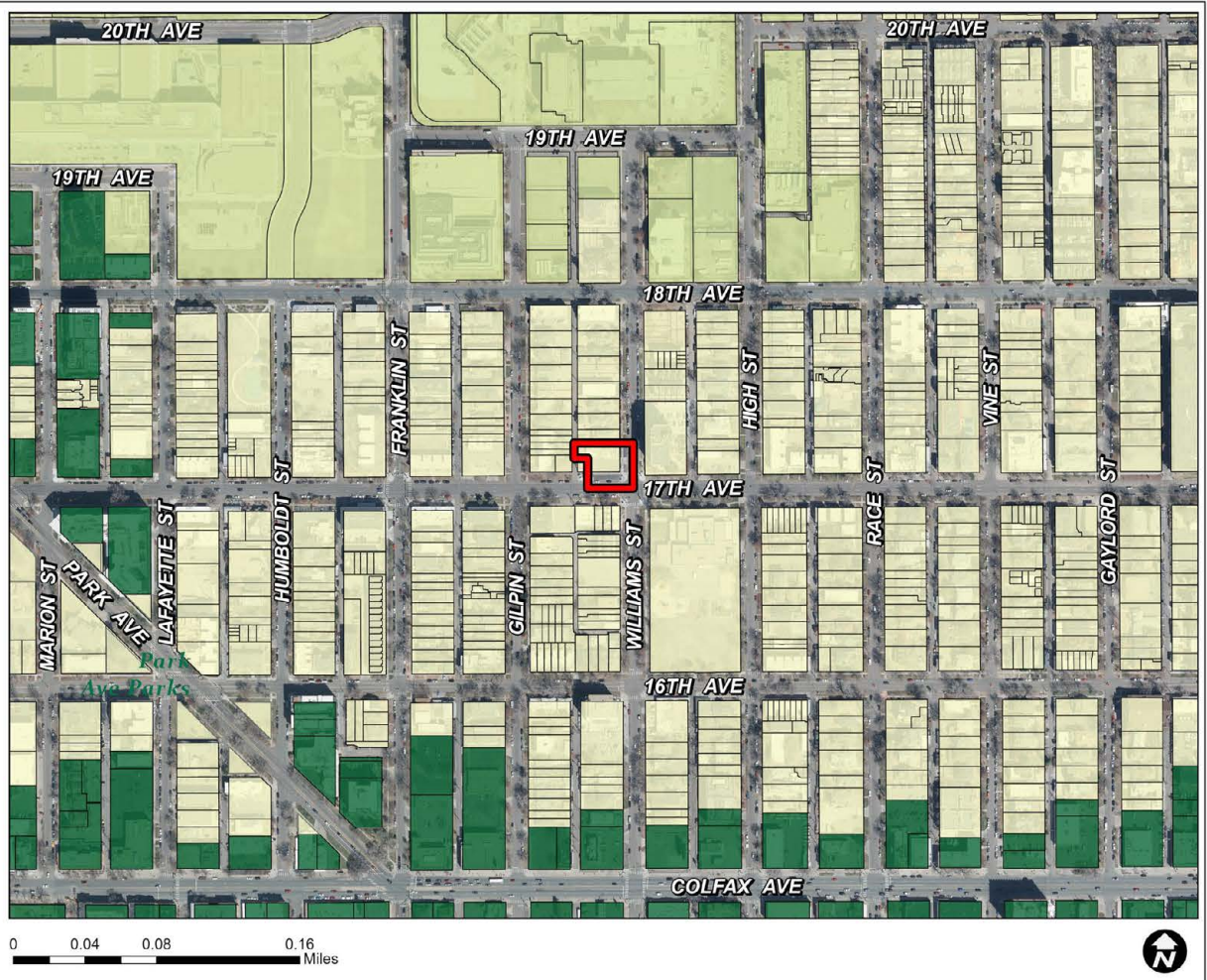
Provide options for dining, entertainment and shopping. May include some residential and employment uses. Buildings have distinctly linear orientation along the street with very shallow setbacks. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by buildings with active frontages.



# Blueprint Denver

**Blueprint Denver**  
Growth Strategy

- Community centers and corridors
- Districts
- All other areas of the city

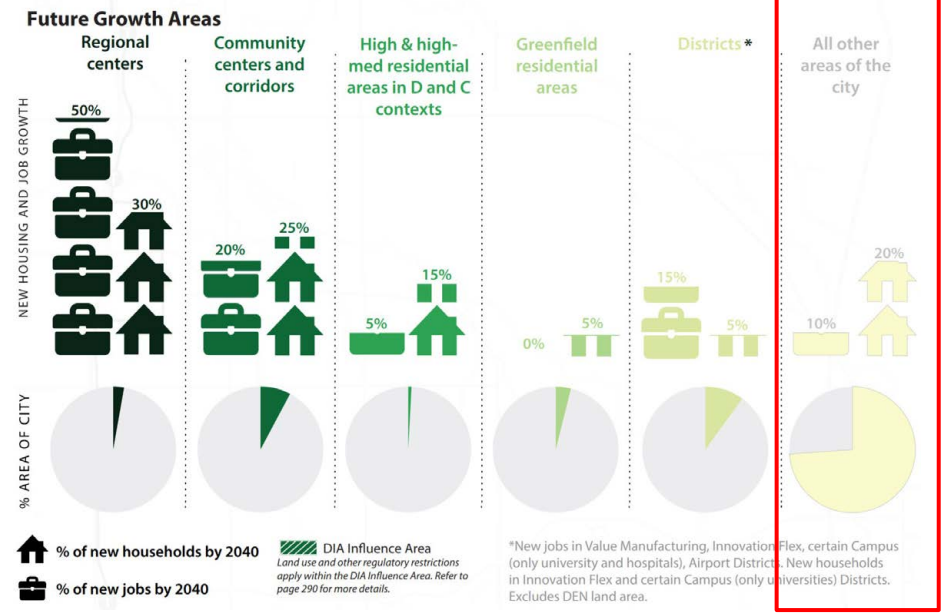


**Proposed Zone Amendment**

# Growth Areas Strategy

**Denver in 2040** **Total Projections** Population: 849,000 Jobs: 720,000

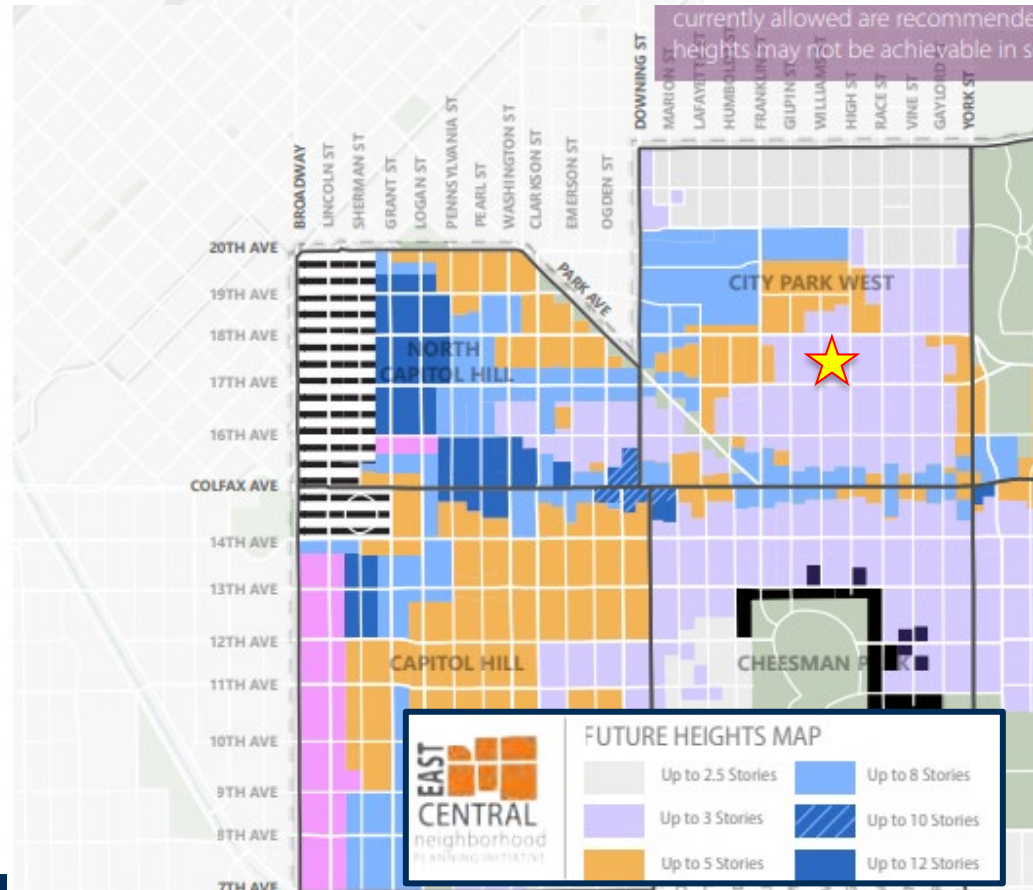
**2017-2040 Growth Projections** Population: 189,000 Jobs: 136,000



# East Central Area Plan

East Central Area Plan | 2.1 Land Use and Built Form

## MAXIMUM BUILDING HEIGHTS



- Local Corridor place type
  - Primarily provides options for dining, entertainment and shopping
  - May also include some residential and employment uses
  - Buildings have distinctly linear orientation along the street with very shallow setbacks
- Height guidance: Up to 3 stories
- Policy L10: Continue Improving out of date zoning regulations
  - Rezone Former Chapter 59 properties into the Denver Zoning Code (DZC)



# Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development Plan

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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# Review Criteria: Justifying Circumstances

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a. Changed or changing conditions in a particular area, or in the city generally; or,
- b. A City adopted plan; or**
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

# Zoning Code Review Criteria

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# Consistency with Neighborhood Context, Purpose and Intent Statement

## **Neighborhood Context:**

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

## **Main Street Districts, General Purpose:**

The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge, [and] are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

## **Specific Intent, Main Street 3 (G-MS-3)**

G-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

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# CPD Recommendation

CPD recommends to move forward to full City Council, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent